

(H) RS-9 RESIDENTIAL SINGLE FAMILY DISTRICT.

- (1) **Purpose.** The RS-9 District is primarily intended to accommodate relatively high density single family detached dwellings in urban areas. This district is intended for application in Growth Management Areas 2 and 3, and may be suitable in activity centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

(2) **General Dimensional Requirements - RS-9.**

Zoning District	Minimum Zoning Lot		Minimum Setbacks					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
			Front ³ (ft)	Rear (ft)	Side ¹				
	Area (sf)	Width ² (ft)			One Side (ft)	Combined (ft)	Street (ft)		
RS-9	9,000	65	20	25	7	20	20	--	40

1. Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.
2. (F,W) Cul-de-sac lots shall be exempt from lot width requirements.
3. (F,W) Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.

(C) DWELLING, ACCESSORY (DETACHED)

- (1) **Occupancy Requirements.** A special use permit for the detached accessory dwelling must be approved by the Board of Adjustment in accordance with the requirements of Section 6-1. In addition, the applicant must submit a statement verifying that the occupancy requirements of this section are being met. The permit shall automatically terminate with the termination of occupancy by such persons. The principal dwelling unit or the detached accessory unit shall be occupied by the following categories of persons.
- (a) **Relative.** Any relative under the civil law of the first, second, or third degree of consanguinity to the head of the household owning or occupying the principal dwelling on the lot, or to the spouse (whether living or deceased) of the head of the household;
 - (b) **Adopted Person.** A son or daughter by legal adoption, or the adoptive parents of the head of the household or such person's spouse, whether spouse is living or deceased;
 - (c) **Other Dependent.** A dependent of the head of the household or of such person's spouse as defined by the North Carolina Department of Revenue; or,
 - (d) **Servant.** A servant employed on the premises and the servant's family, but only if such servant receives more than one-half of his/her annual gross income in return for services rendered on the premises.
- (2) **Dimensional Requirements.** Any detached accessory dwelling shall comply with all dimensional requirements applicable to accessory structures in Section 3-1.2(F) and (G).
- (3) **Building Requirements.** Any detached accessory dwelling shall comply with all building, plumbing, electrical, and other applicable codes, other than a manufactured housing unit.
- (4) **Manufactured Home.** (F) A Class A or B manufactured home may be used as a detached accessory dwelling. A Class C manufactured home may be used as a detached accessory dwelling in those zoning districts where permitted as a principal use.
- (5) **Manufactured Home.** (W,L) A Class A or B manufactured home may be used as a detached accessory dwelling; a Class C manufactured home may be used as a detached accessory dwelling in those zoning districts where a Class C manufactured home is permitted as a principal use according to Table 2.6 Permitted Uses.
- (6) **Manufactured Home.** (C) A Class A or B manufactured home may be used as a detached accessory dwelling in all districts where a conventional detached accessory dwelling is permitted, and a Class C manufactured home may be used as a detached accessory dwelling in the YR, AG, RS-40, and RS-30 Districts.
- (7) **Manufactured Home.** (K) A Class A or B manufactured home may be used as a detached accessory dwelling in all districts where a conventional detached accessory dwelling is permitted, and a Class C manufactured home may be used as a detached accessory dwelling in the YR, AG, RS-40 and RS-30 Districts. A Class C manufactured home may be used as a detached accessory dwelling in those zoning districts where permitted as a principal use per Table 2.6.